

1.8 Recycled Land

- 1.8.1 ~~One of the primary reasons for Government identifying Kent Thameside as a focal growth area within Thames Gateway is the quantity of vacant, derelict and underused land, previously developed land, sometimes referred to as "brownfield land". Over 80% of the dwellings within the Borough that have been constructed since 1992, currently with planning permission but not yet constructed or on sites identified in the adopted Local Plan, are located on brownfield land which has been previously developed. 68% of the dwellings constructed in the Borough between 1991 and 2001 are located on previously developed land.~~
- 1.8.2 ~~Similarly, over 80% of the dwellings estimated to come forward on sites identified in the deposit draft Review Plan for new housing development are located on brownfield land – considerably in excess of the Government's target of achieving 60% of new build on recycled land. For the period between 2001 and 2011, it is estimated that 63% of the dwellings expected to be constructed in the Borough (namely, those with existing planning permission, allocations and windfalls) will be on previously developed land – in excess of the Government's target for the South East of 60%. However, the ability to concentrate development on recycled land often comes with a price because of the need in many instances to cover significant restoration costs, additional building costs and off-site works. These difficult ground conditions in turn will may have a direct impact upon the level of provision and timing of social and community facilities, public open space and public transport infrastructure, all crucial elements to the success of Kent Thameside as a quality place to live and work.~~